

SITE LOCATION: 1330 Allston Street**AGENDA ITEM: II.d****HISTORIC DISTRICT:** Houston Heights West**HPO File No. 140207****Owner:** Noe Ramirez**Applicant:** Same as owner**Date Application Accepted:** 01/29/2014**90-day Waiver:** N/A**SITE INFORMATION:**

Lot 20, Block 172, Houston Heights Subdivision, City of Houston, Harris County, Texas. The site includes a 1,000 square foot house situated on a 6,600 square foot lot.

TYPE OF APPROVAL REQUESTED: Construct a two-story rear addition to a contributing residence.

At the January 16, 2014 HAHC meeting, the applicant was denied a COA for a two-story addition proposal to the single-story contributing residence. The applicant has revised the proposal, and requests approval for the following work:

Project Details:

- **Shape / Mass:** The existing residence measures 27'-6" wide by 37' deep with an eave height of 11'-6" and a peak ridge height of 19'-2". The residence will be leveled and raised 1' resulting in a peak ridge height of 20'-2" and eave height of 12'-6". The proposed L-shaped rear addition begins at the rear wall of the existing house and measures approximately 29' wide by 20' deep (including a rear inset first level porch) at the north side of the property, and 53' deep at the south side of the property. The addition will have a peak ridge height of 29'-9" and eave height of 23'-6".
- **Setbacks:** The existing house features a front setback of approximately 30' to the front porch. The north side setback is 12'; and south side setback is 13'. The proposed addition will begin at the rear wall of the existing residence, which is 74' from the front property line. The addition will be setback of 7' on the north side and 3' on the south side.
- **Roof:** The existing home features a 6/12 hipped roof with a front gable dormer. The addition will feature a 6/12 hipped roof with a front gable above the entrance to the carport.
- **Exterior Materials:** The existing home is currently clad in asbestos shingles over wood siding. The applicant proposes to remove the shingles and restore the bevel lap wood siding underneath. The addition will feature horizontal lap cementitious siding and trim. Non-original and damaged porch railing will be removed and replaced with a new simple 36" tall wood railing. No other alterations are proposed to the original exterior features of the historic residence.
- **Window / Doors:** The existing house features wood double-hung windows. The four windows on the front elevation feature a diamond shaped divided lite above a single lite. The remaining windows are 1-over-1. All original wood windows will be retained and repaired as necessary. The addition will feature fiberglass/wood double-hung 1-over-1 and single-lite casement windows.
- **Foundation:** The existing home features a pier and beam foundation with a 2' finished floor height. The applicant proposes to raise and level the foundation 1' for a finished floor height of 3'. The garage and carport will be built over a concrete slab.

CERTIFICATE OF APPROPRIATENESS

HAHC ACTION: Approval**BASIS FOR ISSUANCE:** HAHC Approval**EFFECTIVE:** February 13, 2014**Planning Official****Date**

This Certificate of Appropriateness is valid for one year from its effective date.

This Certificate is in addition to any permits or approvals that are required by municipal, state and federal law.

Your plans must be stamped by Historic Preservation Office staff prior to submittal to permitting. Call 713-837-7963 to set up an appointment.

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Elevation Details:

- West Elevation (front facing Allston): The non-original, damage porch railings will be removed and replaced with similar simple 36" tall wood railing. A new set of wood stairs with an approximate width of 5' with new wood railing will be installed. The addition will start at the rear wall of the historic residence. The second floor above the carport entrance will feature a pair of 1-over-1 windows and the north side of second level of the addition will feature two fixed windows.
- South Elevation (facing side property line): An existing non-original rear porch will be removed. The addition will begin at the rear wall and will be set-in approximately 2' to help define the original rear southeast corner of the historic residence. The ridge of the rear hip of the existing roof will be extended to meet the front wall of the proposed addition. The first floor will be open space for a carport, supported by square columns. The rear 14' of the elevation will be a solid wall clad in cementitious siding. The second floor will feature three south facing windows.
- North Elevation (facing side property line): The addition will begin at the rear wall and extend out towards the north side property line 2' for a depth of 20' (including a rear inset first level porch). After 20', the addition will set-in to the property approximately 20' (forming the revers 'L' shape). The ridge of the rear hip of the existing roof will be extended to meet the front wall of the proposed addition. The second floor will feature nine windows.
- East Elevation (facing rear property line): Elevation not visible from the public right-of-way. See drawings for further details for all elevations.

HISTORY AND SIGNIFICANCE:

The property is contained within the boundary of the Houston Heights Historic District West. At the time of the district survey the one-story bungalow-style residence, constructed circa 1920, was classified as 'contributing' to the district.

PUBLIC COMMENT:

Staff received written public comment regarding the project, see Attachment A.

CERTIFICATE OF APPROPRIATENESS

SITE LOCATION: 1330 Allston Street**AGENDA ITEM: II.d****HISTORIC DISTRICT:** Houston Heights West**HPO File No. 140207****APPROVAL CRITERIA****Sec. 33-241(a). EXTERIOR ALTERATION, REHABILITATION, RESTORATION AND ADDITION**

HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S D NA**S - satisfies D - does not satisfy NA - not applicable**

- | | | | | |
|-------------------------------------|--------------------------|-------------------------------------|------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) | The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) | The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (5) | The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) | New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (7) | The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) | Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) | The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) | The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (11) | The proposed activity will comply with any applicable deed restrictions. |

STAFF RECOMMENDATION: Approval of the COA**CERTIFICATE OF APPROPRIATENESS**

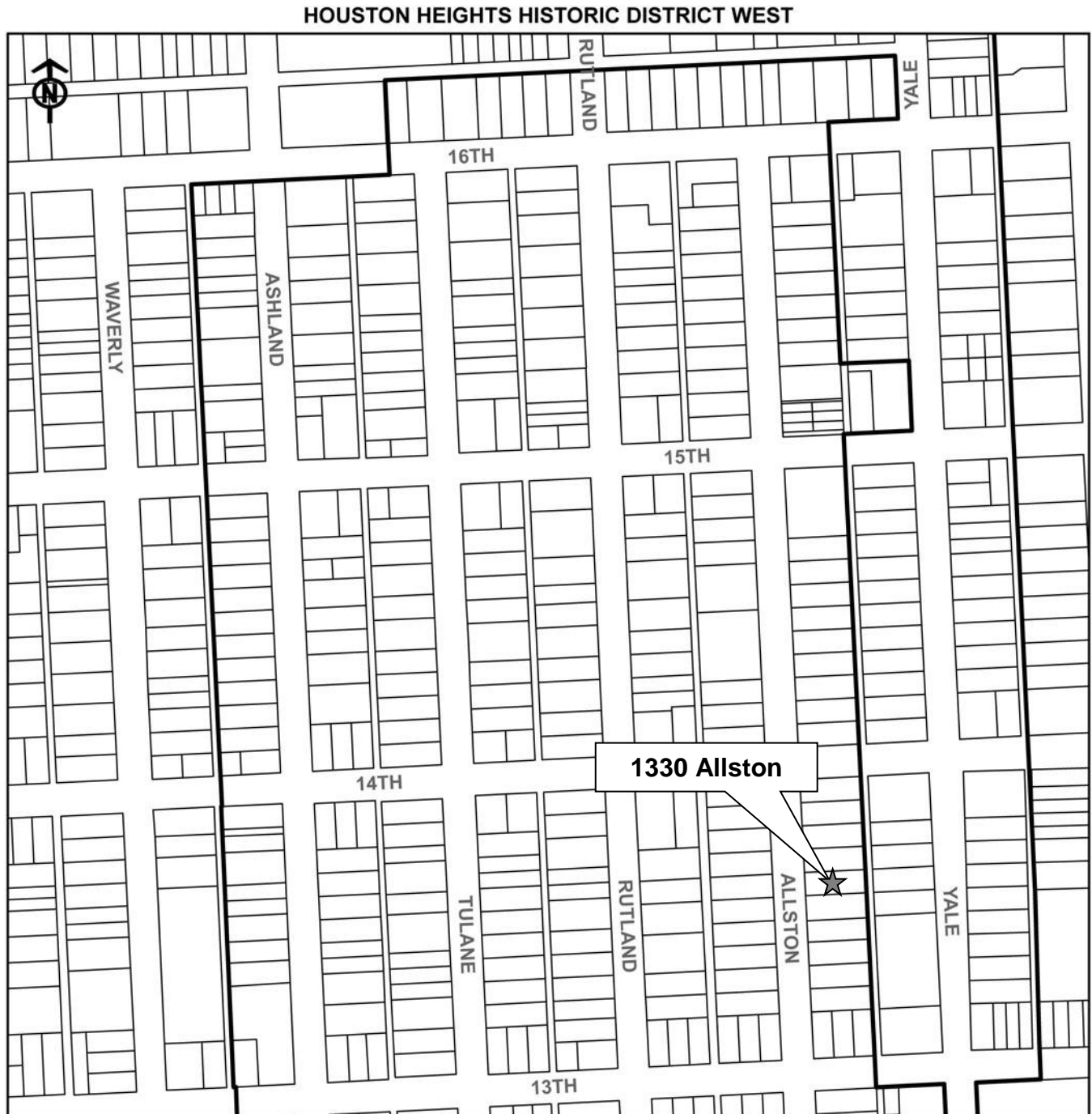
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HPO File No. 140207

Site Location Map



CERTIFICATE OF APPROPRIATENESS

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Current Photographs



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Neighboring Properties – Historic District Inventory Photos



1334 Allston – Contributing (North Neighbor)



1330 Allston – Contributing (Subject)



1326 Allston – Non-Contributing (South Neighbor)



1325 Allston – Contributing (Across Street)



1335 Allston – Non-Contributing (Across Street)



1337 Allston – Contributing (Across Street)

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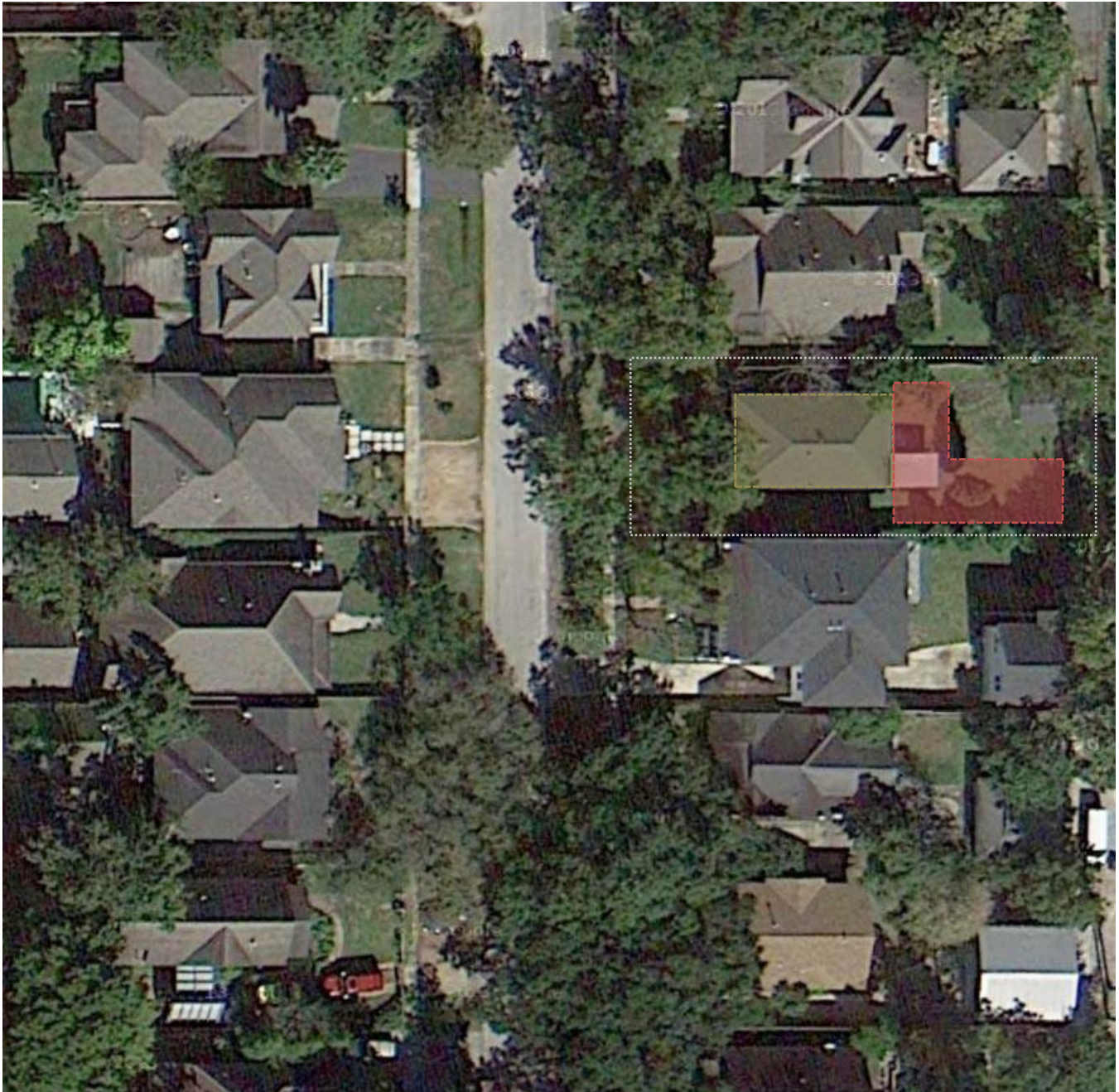
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Addition Footprint & Neighboring Context



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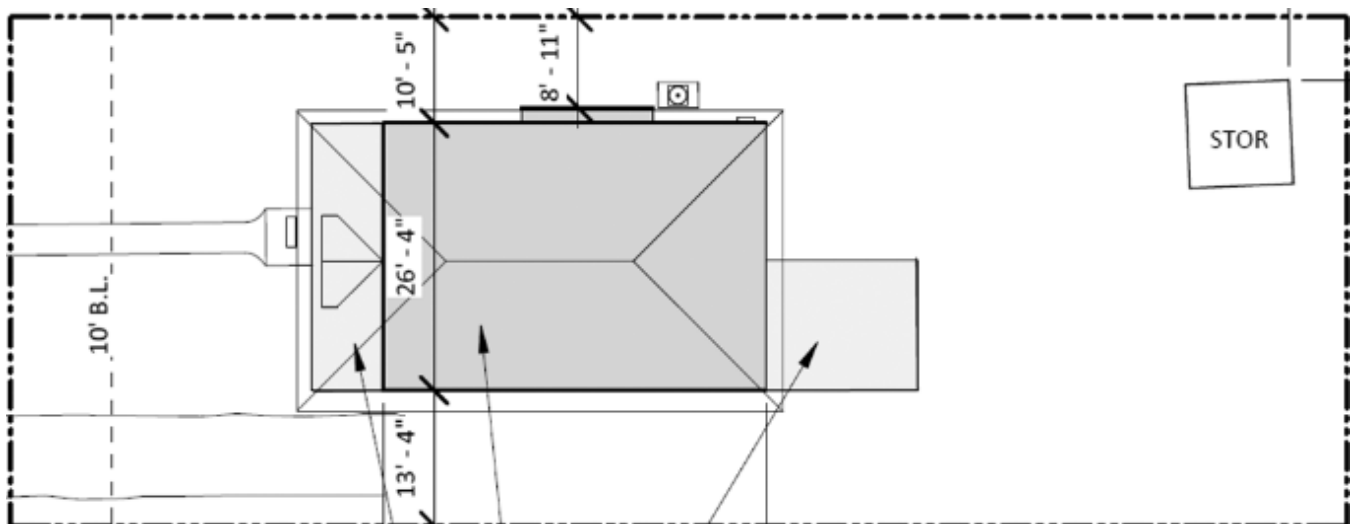
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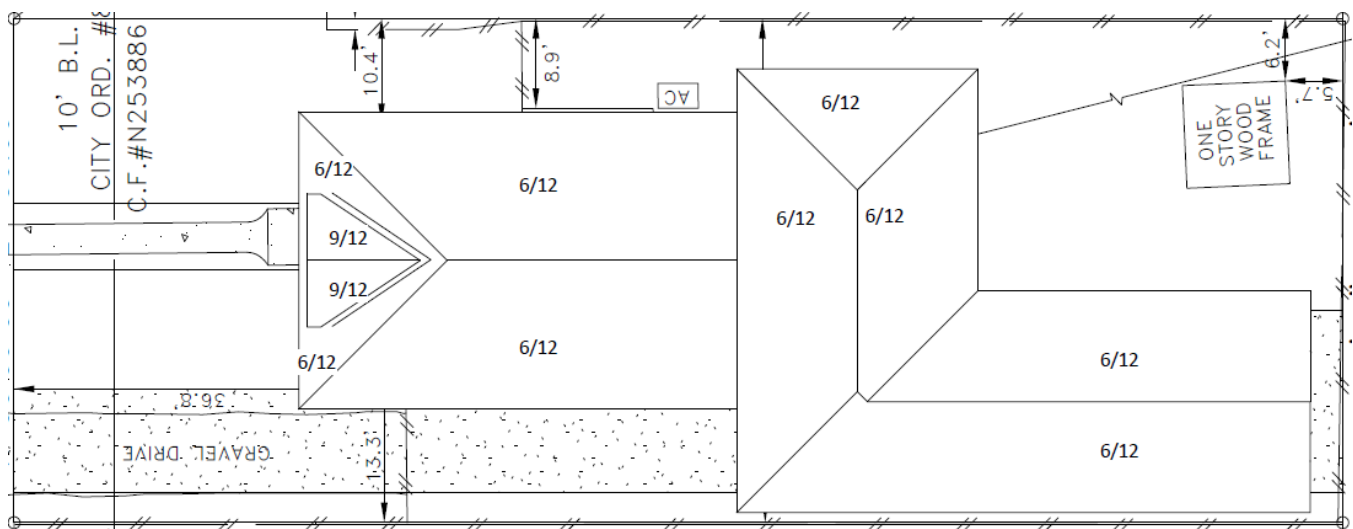
Site / Roof Plan



Existing



Proposed



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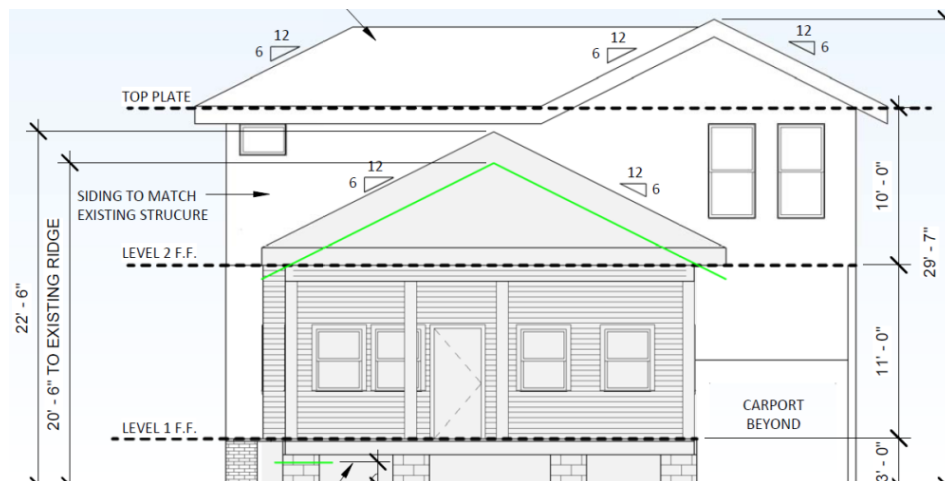
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West Elevation (front facing Allston)

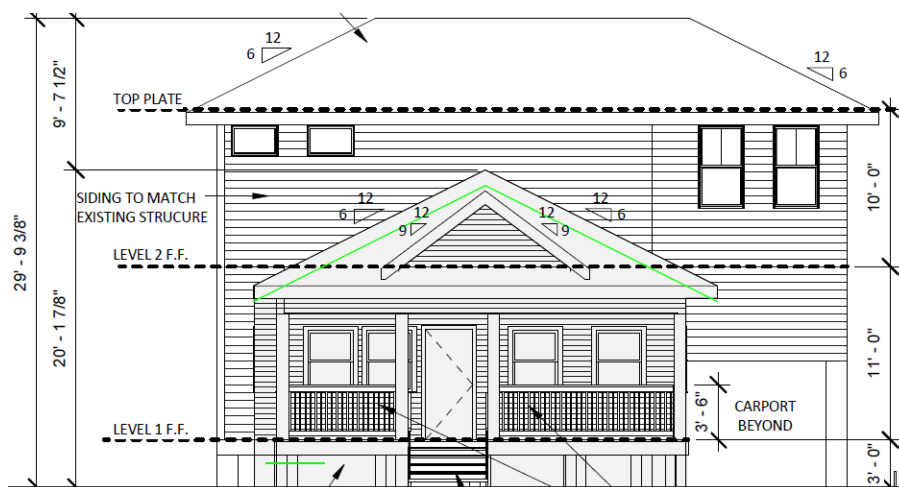
Existing



Denied January 16, 2014



Proposed



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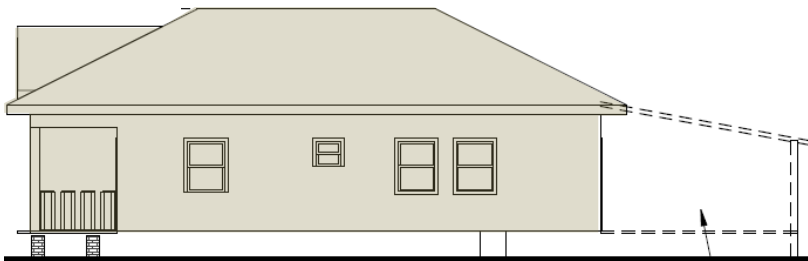
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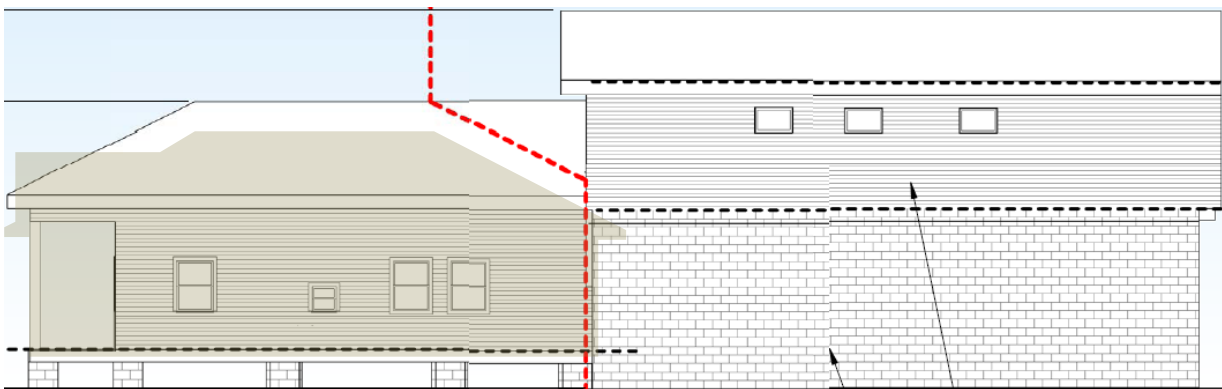
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South Elevation (facing side property line)

Existing

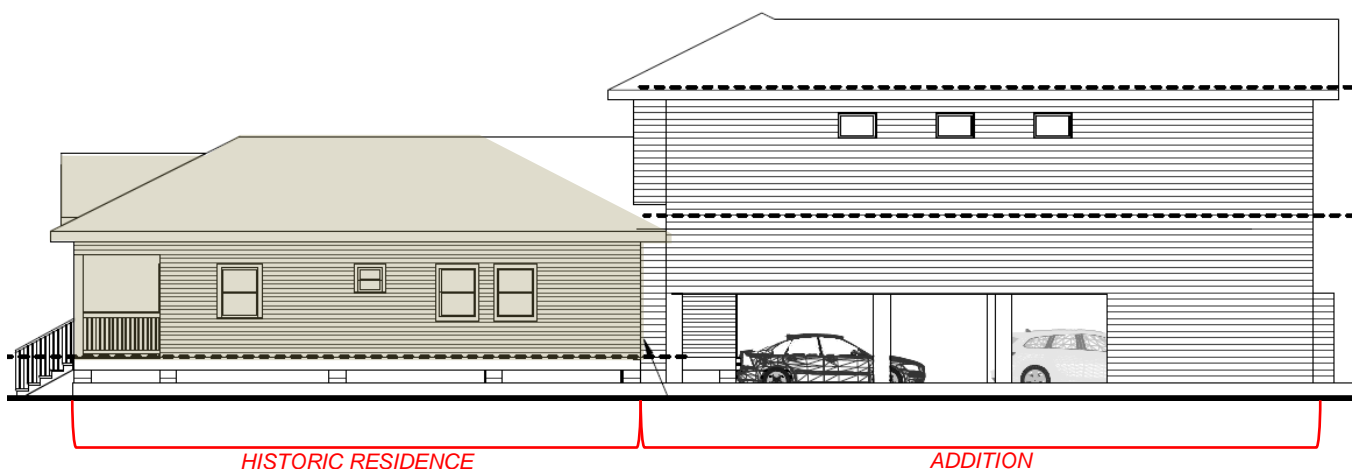


Denied January 16, 2014



(previous as-built drawings had an inadvertent height error)

Proposed



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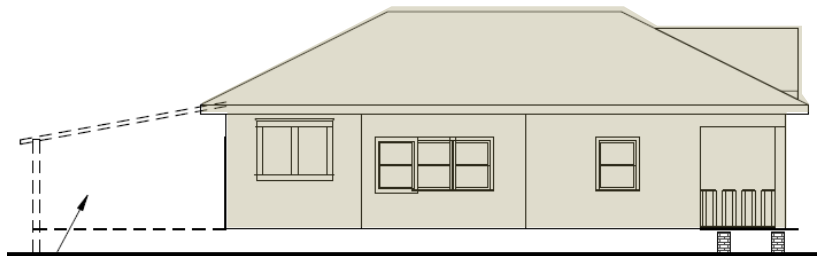
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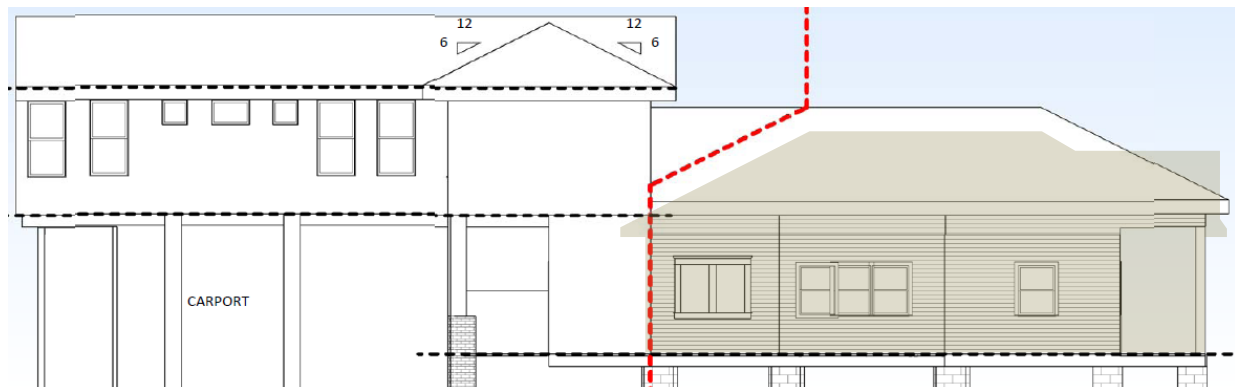
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North Elevation (facing side property line)

Existing

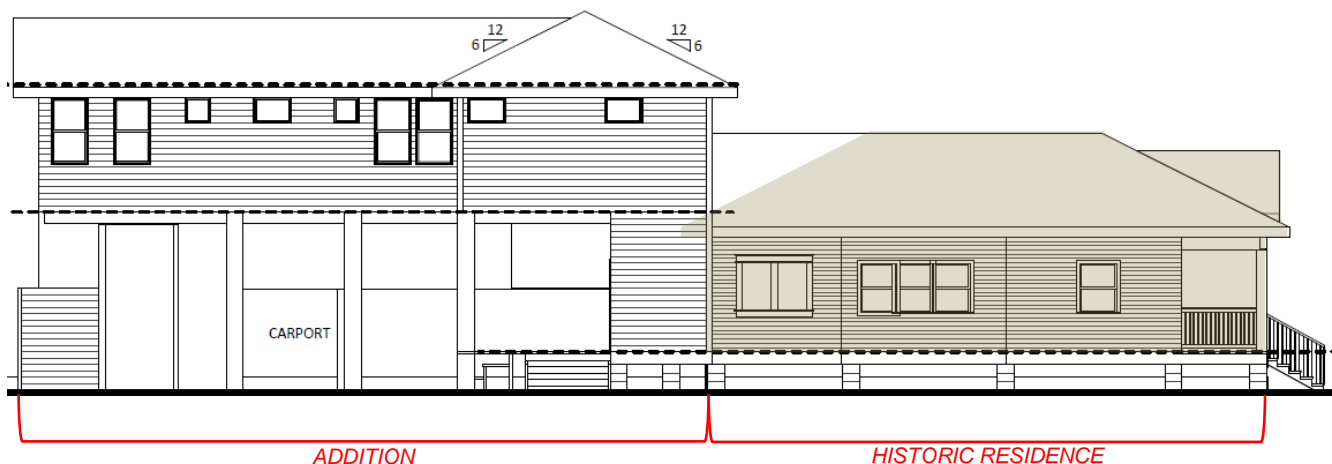


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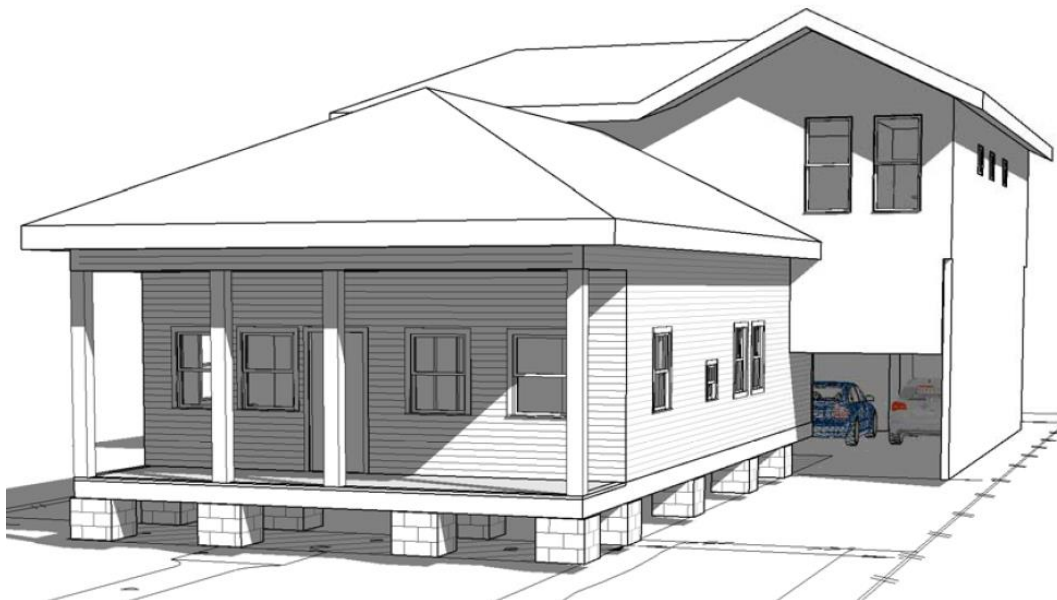
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3D Renderings

Denied January 16, 2014



Proposed



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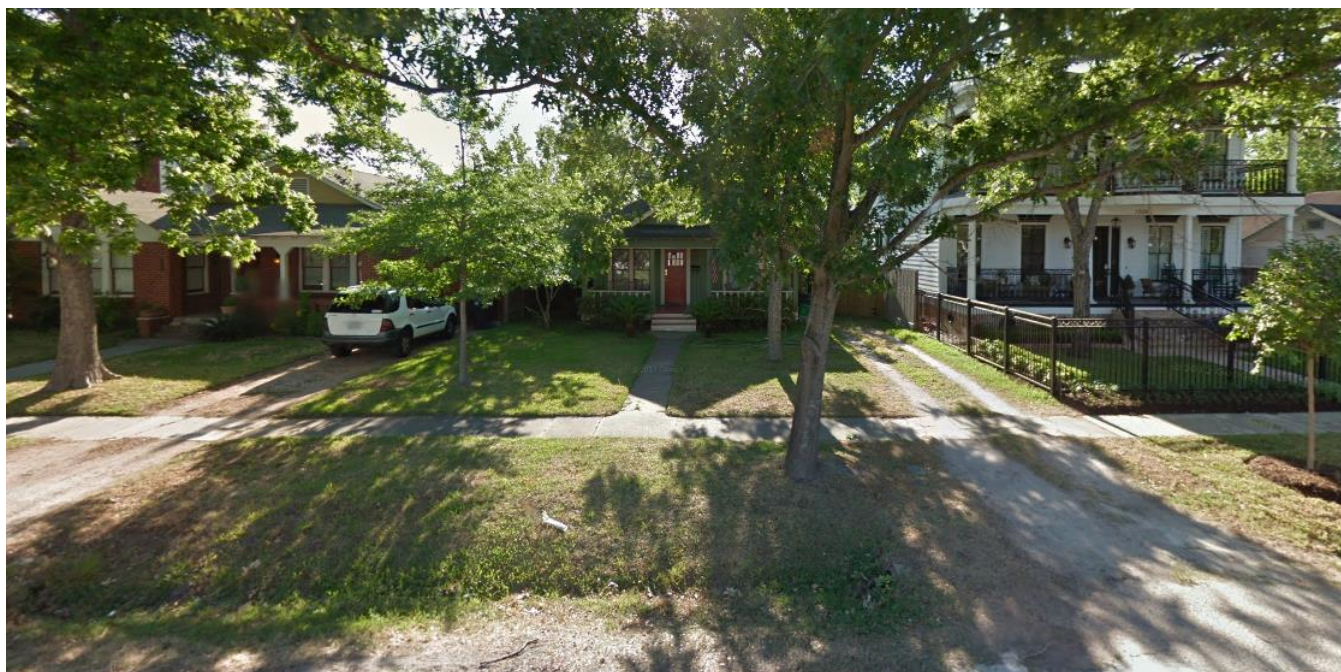
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3D Perspective & Current Street View



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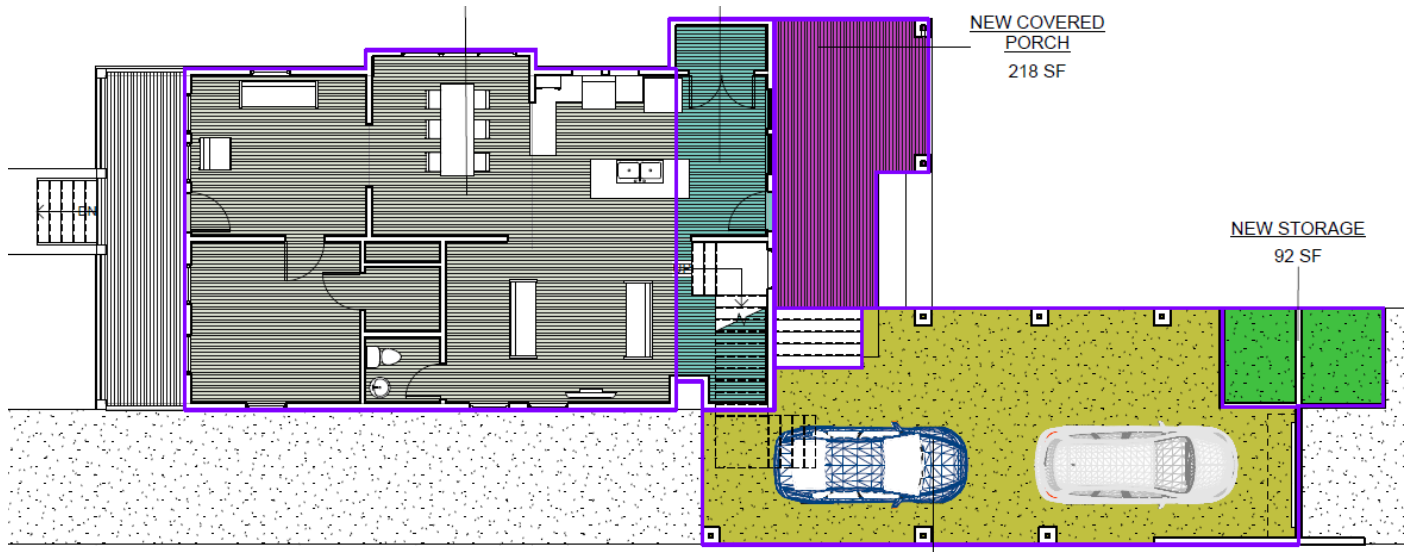
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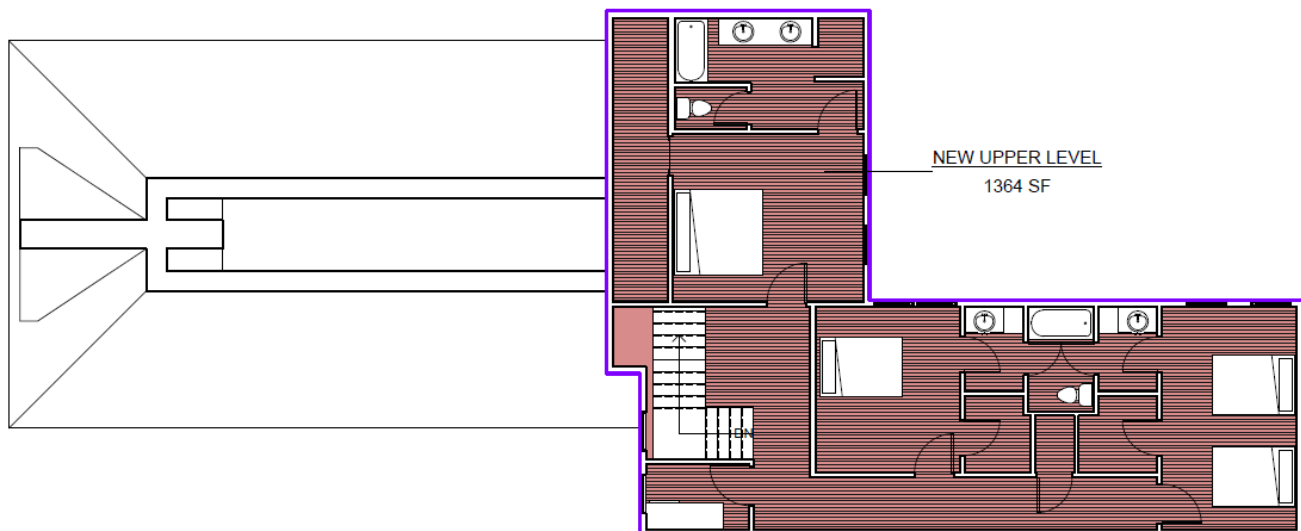
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Proposed Plans

First Floor



Second Floor



- | | |
|-------------------|--------------------|
| EXISTING | NEW INTERIOR SPACE |
| NEW CARPORT | NEW STORAGE |
| NEW COVERED PORCH | NEW UPPER LEVEL |

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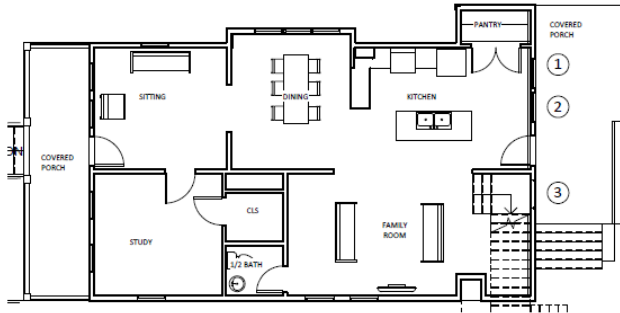
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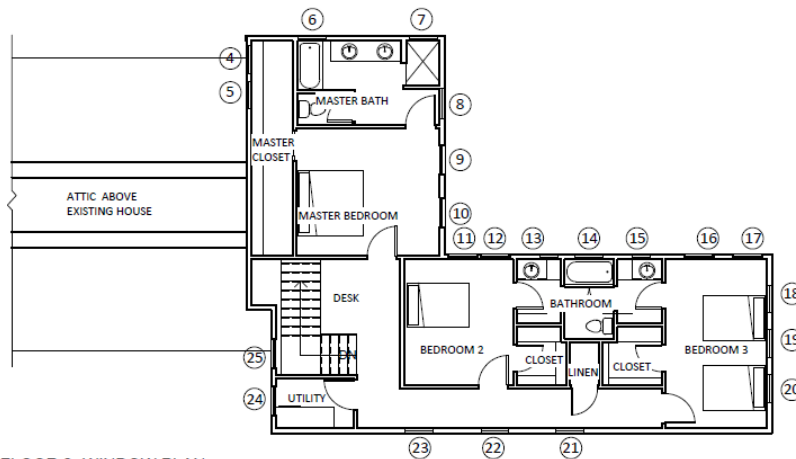
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Addition Plans & Window Schedule



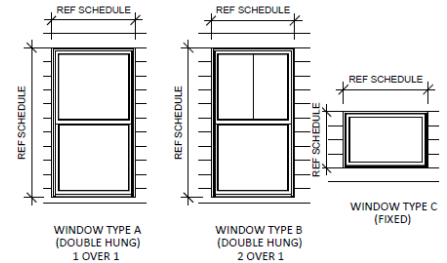
① FLOOR 1- WINDOW PLAN
1" = 10'-0"



② FLOOR 2- WINDOW PLAN
1" = 10'-0"

WINDOW SCHEDULE- NEW

MARK	TYPE	WIDTH	HEIGHT	FRAME MATERIAL
1	A	3'-0"	4'-0"	FIBERGLASS EXTERIOR/ WOOD INTERIOR
2	A	3'-0"	4'-0"	FIBERGLASS EXTERIOR/ WOOD INTERIOR
3	A	3'-0"	4'-0"	FIBERGLASS EXTERIOR/ WOOD INTERIOR
4	C	3'-0"	2'-0"	FIBERGLASS EXTERIOR/ WOOD INTERIOR
5	C	3'-0"	2'-0"	FIBERGLASS EXTERIOR/ WOOD INTERIOR
6	C	3'-0"	2'-0"	FIBERGLASS EXTERIOR/ WOOD INTERIOR
7	C	3'-0"	2'-0"	FIBERGLASS EXTERIOR/ WOOD INTERIOR
8	C	3'-0"	4'-0"	FIBERGLASS EXTERIOR/ WOOD INTERIOR
9	A	3'-0"	6'-0"	FIBERGLASS EXTERIOR/ WOOD INTERIOR
10	A	3'-0"	6'-0"	FIBERGLASS EXTERIOR/ WOOD INTERIOR
11	A	3'-0"	6'-0"	FIBERGLASS EXTERIOR/ WOOD INTERIOR
12	A	3'-0"	6'-0"	FIBERGLASS EXTERIOR/ WOOD INTERIOR
13	C	2'-0"	2'-0"	FIBERGLASS EXTERIOR/ WOOD INTERIOR
14	C	3'-0"	2'-0"	FIBERGLASS EXTERIOR/ WOOD INTERIOR
15	C	2'-0"	2'-0"	FIBERGLASS EXTERIOR/ WOOD INTERIOR
16	A	3'-0"	6'-0"	FIBERGLASS EXTERIOR/ WOOD INTERIOR
17	A	3'-0"	6'-0"	FIBERGLASS EXTERIOR/ WOOD INTERIOR
18	C	3'-0"	2'-0"	FIBERGLASS EXTERIOR/ WOOD INTERIOR
19	C	3'-0"	2'-0"	FIBERGLASS EXTERIOR/ WOOD INTERIOR
20	C	3'-0"	2'-0"	FIBERGLASS EXTERIOR/ WOOD INTERIOR
21	C	3'-0"	2'-0"	FIBERGLASS EXTERIOR/ WOOD INTERIOR
22	C	3'-0"	2'-0"	FIBERGLASS EXTERIOR/ WOOD INTERIOR
23	C	3'-0"	2'-0"	FIBERGLASS EXTERIOR/ WOOD INTERIOR
24	B	3'-0"	6'-0"	FIBERGLASS EXTERIOR/ WOOD INTERIOR
25	B	3'-0"	6'-0"	FIBERGLASS EXTERIOR/ WOOD INTERIOR



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